

Soham Modi

From: andrews@modiproperties.com
Sent: 15 05 2017 10:19
To: Soham Modi
Cc: sunil@modiproperties.com; Shirish; Padmanabha Rao
Subject: Re: Audit report of Paramount Avenue

Dear Soham Sir,

Please find below the action taken against the points mentioned after the audit.

1. QC files of block - A&B:

a) Additions&Alterations: An effective signature procedure is not noticed and signature of neither buyer's nor engineer's is found in the files of B-112,B-212,B-414,A-705,A-801,A-404,A-502,A-207,A-401,A-602,A-601,A-606. As there are no possessions to be given in A block, all A & A files have been kept under lock and key. The audit observations of signatures not present have been noted. For files of B block, we have asked the customers to visit us again and have their plans signed.

QC files: The following files do not have either one of the reports or more than one reports of after finishing,after plumbing & electrical,after plastering (A-104,A-205,A-203,A-201,A-306,A-507,A-707,A-705,A-704,A-703,A-701,A-807,A-806,A-806,A-804,A-802.

The missing QC's list has been mailed to Aruna Madam and we are expecting them within some time. All reports will be filed accordingly.

a) All dept meters& distribution boards must be in lock &key: All the meters with lock & key provision except one distribution box at the labour quarters area(new). This needs proper positioning and provision of lock.

This is a new DB box and will be fixed after commissioning of the new labour quarters.

b) Labour quarter's(4 to 6) electrical connection with one MCB,6 amps: The input power supply is taken from the construction service number and no sub-meter is provided. The norm of 4 to 6 quarters connection with one MCB, 6 amps does not exists.

We have provided different MCB's for a batch of labour quarters.

d) Electricity register: It is satisfactorily maintained for construction meter,model flat and CT meter with sub-meters of RO plant,bore/swimming & street lighting(total six). It is suggested to have a record/data of reasons for high consumption on particular days during the month, which shall be helpful for analysis(example: construction meter high consumption was 94 units and min consumption was 33 units/day on a particular day in the month of April'17)It is also suggested that the meter number should be written in the respective page(in some pages meter number is not noticed).

Going forward all pages will be marked with the meter number. Also the record for usage of the meters is being considered.

Thanks and Regards

A Andrews

Admin. Manager | +91 83747 19991 | andrews@modiproperties.com

Don't just buy a flat / villa! Buy a great lifestyle!

Affordable flats / villas in gated communities.

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Sec'bad -03 | Ph: +91 40 6633 5551

From: Padmanabha Rao